



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE September 16, 2005	CONTACT/PHONE Jay Johnson 781-4573	APPLICANT Shea Homes/Cannon Associates	FILE NO. DRC2004-00263
EFFECTIVE DATE September 30, 2005			
<b>SUBJECT</b> A request by Shea Homes for a Minor Use Permit to allow the construction of a 31,000 square foot community building and recreation facility on an eight acre site in the Woodlands Village. The proposed uses within the facility include: a full-service restaurant, small marketplace, arts and crafts studio, mail center, day spa, fitness center, swimming pool, tennis courts, and various community meeting and entertainment spaces. The full-service restaurant, day spa, marketplace, and portions of the meeting rooms will be available to the general public. The proposed project is within the Recreation land use category and is located on Via Concha across from the future village center approximately 0.6 mile south of Dawn Road in the Woodlands Village. The site is in the South County planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2004-00263 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator is recommending the proposed project be found consistent with the certified 1998 Woodlands Final Environmental Impact Report (EIR).			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-221-001	SUPERVISOR DISTRICT(S) 4
<b>PLANNING AREA STANDARDS:</b> Does the project conform with the Woodlands Specific Plan: Yes, see discussion.			
<b>LAND USE ORDINANCE STANDARDS:</b> Does the project conform to the Land Use Ordinance Standards: Yes, see discussion.			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on September 30, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES:</b> The lot has been rough graded and public utilities have been installed			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> Within the Woodlands Village: North and West: Recreation/residential lots and golf course; South: Recreation/habitat preserve East: Commercial Retail/future village center Surrounding the Woodlands Village: North and East: Residential Rural/residences and greenhouses South and West: Residential Rural and Agriculture/scattered residences and crops			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: CDF, Public Works, Environmental Health, CalTrans, Lucia Mar School District, Building Division, Sheriff, and the Nipomo Community Advisory Council	
TOPOGRAPHY: Level to moderate slopes	VEGETATION: Temporary erosion control only
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community system Fire Protection: CDF	ACCEPTANCE DATE: July 15, 2005

## DISCUSSION

### WOODLANDS SPECIFIC PLAN STANDARDS:

The Specific plan designation for this site is Recreation-Resort.

Table 6 – Allowable Uses: Minor Use Permit is required. All of the proposed project features area allowable provided portions of the project are made available to the general public. The applicant proposes to make the following features available to the general public: full-service restaurant; small marketplace that features local products and specialty items; and the day spa. Additionally, the public may reserve the ballroom and wine library for private events (these spaces are subject to availability and the Home Owners' Association approval). The association may also donate their facilities to schools or other non-profit groups, such as the local advisory council.

Future Transit – Landscape plans shall identify where a future transit stop could be located, if needed when transit routes are planned for the area. The applicant should coordinate with the Regional Transit Authority and County Public Works.

Energy Conservation – Project must exceed current energy conservation requirements by 10%. This can be achieved through building permit review.

Butterfly Habitat – This project is within close proximity of the monarch butterfly habitat area. The following apply: 1) no pesticide use between October and March; 2) because this site is within 0.25 mile of the butterfly habitat no barbecues and only EPA approved fireplaces are allowed; 3) the landscape plan shall include, in part, the plant material identified in Mitigation Measure 4.4-3a(7) of the Specific Plan, Appendix E.

Noise – Construction work is limited to between 7am and 6pm Monday through Friday, between 8am and 5pm on Saturdays, and no work on Sundays.

Lighting – An exterior lighting plan shall be submitted with construction permits that directs light away neighboring properties.

Fire Safety – A fire safety plan shall be approved by CDF prior to issuance of construction permits. An adequate water supply for fire flows shall exist prior to commencement of construction. Access for fire safety equipment shall be maintained during construction.

Recycling and Solid Waste – On-site recycling and trash collection facilities shall be shown on the construction permit plans. The applicant should coordinate with County Public Works and the solid waste collection company to determine the location and specifications are adequate. Green waste disposal shall be coordinated with County Public Works.

Archaeology – This site is within proximity of archaeological resources and although subsurface testing shows this project to be outside of the archaeological site's boundary, workers should be aware of this should resources be unearthed. If so, construction activities shall cease and the procedures of Land Use Ordinance Section 22.10.040 shall be followed.

#### LAND USE ORDINANCE REQUIREMENTS:

22.10.090 - Height Measurements: The maximum building height is 45 feet. As proposed, the project meets this standard.

22.10.140 - Setbacks: Setbacks for the project site are 25 feet along the street frontage and three feet for interior property lines (Section 22.140A3 exceptions for planned developments). A smaller detached structure is shown across the property and will need to be deleted, relocated or a lot adjustment must be approved prior to issuance of construction permits.

As conditioned, the project is consistent with all other applicable LUO or Specific Plan standards for parking, landscape, signs, and exterior lighting.

#### STAFF COMMENTS:

This project is consistent with the Specific Plan amendment that was approved by the Board of Supervisors on December 14, 2004 to allow the community building to be located on the site originally planned for multi-family. The multi-family site was relocated on an equally sized parcel that would have been part of the resort site. The uses proposed for the community building were originally envision as part of the resort site, therefore no additional environmental review is required and the project is consistent with the 1998 Woodlands EIR. The future resort project may need additional environmental review should it include features redundant this project.

The Woodlands was approved to be a village that is part of the Nipomo Mesa community rather than an isolated or separated community unto itself. It is important, as stated in the specific plan amendment, that the public spaces and public availability be incorporated into this project and that it remain so throughout the life of the project. The applicant's proposal is consistent with the intent of general public access.

#### COMMUNITY ADVISORY GROUP COMMENTS:

This project was presented before the Nipomo Community Advisory Council on June 27, 2005. The council voted to accept the project and no recommendations were made.

#### AGENCY REVIEW:

Public Works – Recommend approval – Monument signs should not be located in the right-of-way, Road fees will be due with building permits, and it is recommended that Eucalyptus Road assessment be paid prior to splitting the assessment.

CDF – Consistency with Development Plan S990187U required; this includes: providing adequate fire flows during construction and for permanent occupancy, automatic fire sprinklers, enter into an agreement for consulting services for plan checking and inspection for fire safety plans and fire protection systems, and maintaining adequate access for fire safety equipment during construction.

Environmental Health – Prior to issuance of construction permits a will-serve for water and sewer shall be obtained, and the food facilities and pool must receive Health Department approval.

Sheriff – No concerns.

Building Division – Handicapped parking spaces shall be closest to the entrance, play structures shall be handicapped accessible and an accessible pathway shall be provided to the public sidewalk and or future bus stops.

No other agencies responded.

Staff report prepared by Jay Johnson  
and reviewed by Kami Griffin

## EXHIBIT A - FINDINGS

### CEQA

- A. The Environmental Coordinator finds that the previously certified 1998 Woodlands Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified.

### Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and the Woodlands Specific Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed recreation facility does not generate activity that presents a potential threat to the surrounding habitat area, property or buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is located next to the village center, project features will be available to the general public and mitigation measures are in place to protect the nearby butterfly habitat area.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Via Concha, a primary road in the Woodlands Village, South County road fees and Eucalyptus Road assessment fees will be paid.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes a 31,000 square foot community building and recreation facility. The proposed uses within the facility include: a full-service restaurant, small marketplace, arts and crafts studio, mail center, day spa, fitness center, swimming pool, tennis courts, and various community meeting and entertainment spaces.

### **Availability**

2. The full-service restaurant, day spa, marketplace, and portions of the meeting rooms will be available to the general public throughout the life of the project, unless a substitute public use is approved by the Planning Director. On a yearly basis or from time-to-time as requested by the Planning Director, the owners' association shall submit records to the county Department of Planning and Building that demonstrate public use of the ballroom and wine library, and occasions when facilities have been donated to non-profit community groups.

### ***Requirements Prior to Issuance or at the Time of Submittal of a Construction Permit***

#### **Site Planning**

3. All structures shall be located on the same parcel with interior property line setbacks consistent with the Uniform Building Code. This will require the relocation of one building or approval of a lot line adjustment. This shall be resolved prior to issuance of construction permits. Show handicapped parking spaces closest to the building entrance and identify pathways from the public sidewalks to the site (including handicapped accessible pathways).

#### **Landscape**

4. Submit landscape plans for review and approval. The plans shall include: plant material identified in Mitigation Measure 4.4-3a(7) of the Specific Plan; as necessary, larger structured items that will help break-up rooftop views from higher elevation; provide adequate screening of and shading for the parking lots; identify pathways from the public sidewalks to the site (including handicapped accessible pathways); and identify where a future transit stop could be located, if needed when transit routes are planned for the area (the applicant should coordinate with the Regional Transit Authority and County Public Works).

#### **Energy**

5. Construction permit energy calculations must demonstrate that current energy conservation requirements will be exceeded by 10%.

#### **Lighting**

6. An exterior lighting plan shall be submitted with construction permits that directs light away neighboring properties. Illuminators shall be shielded.

#### **Fire Safety**

7. Prior to issuance of construction permits the applicant shall enter into an agreement with CDF for consulting services for plan checking and inspection for fire safety plans and fire protection systems.
8. A fire safety plan shall be approved by CDF's consultant prior to issuance of construction permits. The plan, at a minimum, shall provide for an adequate water supply for fire flows prior to commencement of construction, and automatic fire sprinklers.

**Solid Waste and Recycling**

9. On-site recycling and trash collection facilities shall be shown on the construction permit plans. The applicant should coordinate with County Public Works and the solid waste collection company to determine the location and specifications are adequate.

**Signs**

10. Construction permit applications for signs shall be consistent with the approved signs. All monument signs shall be located outside of the right-of-way. Monument signs within the front setback may be greater than 3 feet in height provided County Public Works determines that safe sight distance can be provided.

**Services**

11. **At the time of application for construction permits**, the applicant shall submit a will-serve for water and sewer services.

**Miscellaneous**

12. Construction permits for food service facilities and the public pool shall be reviewed and approved by the Environmental Health Division.
13. Play structures and recreation facilities shall be handicapped accessible.
14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Miscellaneous Operational Requirements**

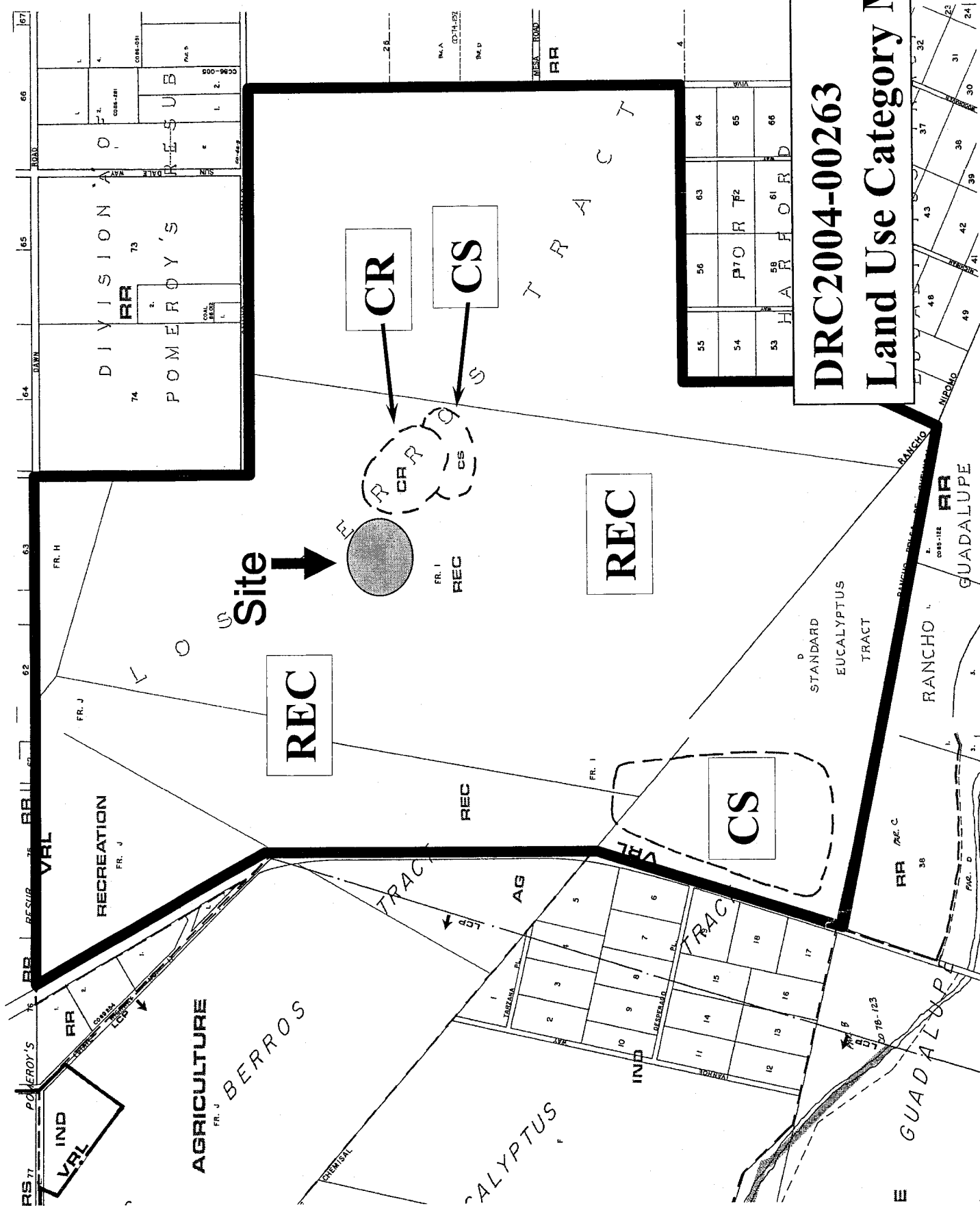
15. Due to the proximity of the butterfly habitat area the following restrictions are required:
  - a. Pesticides shall not be use between October and March.
  - b. Barbecues are not allowed.
  - c. Only EPA approved fireplaces are allowed.
16. Construction work is limited to between 7am and 6pm Monday through Friday, between 8am and 5pm on Saturdays, and no work on Sundays.
17. Access for fire safety equipment shall be maintained during construction.
18. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished with state and federal law. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

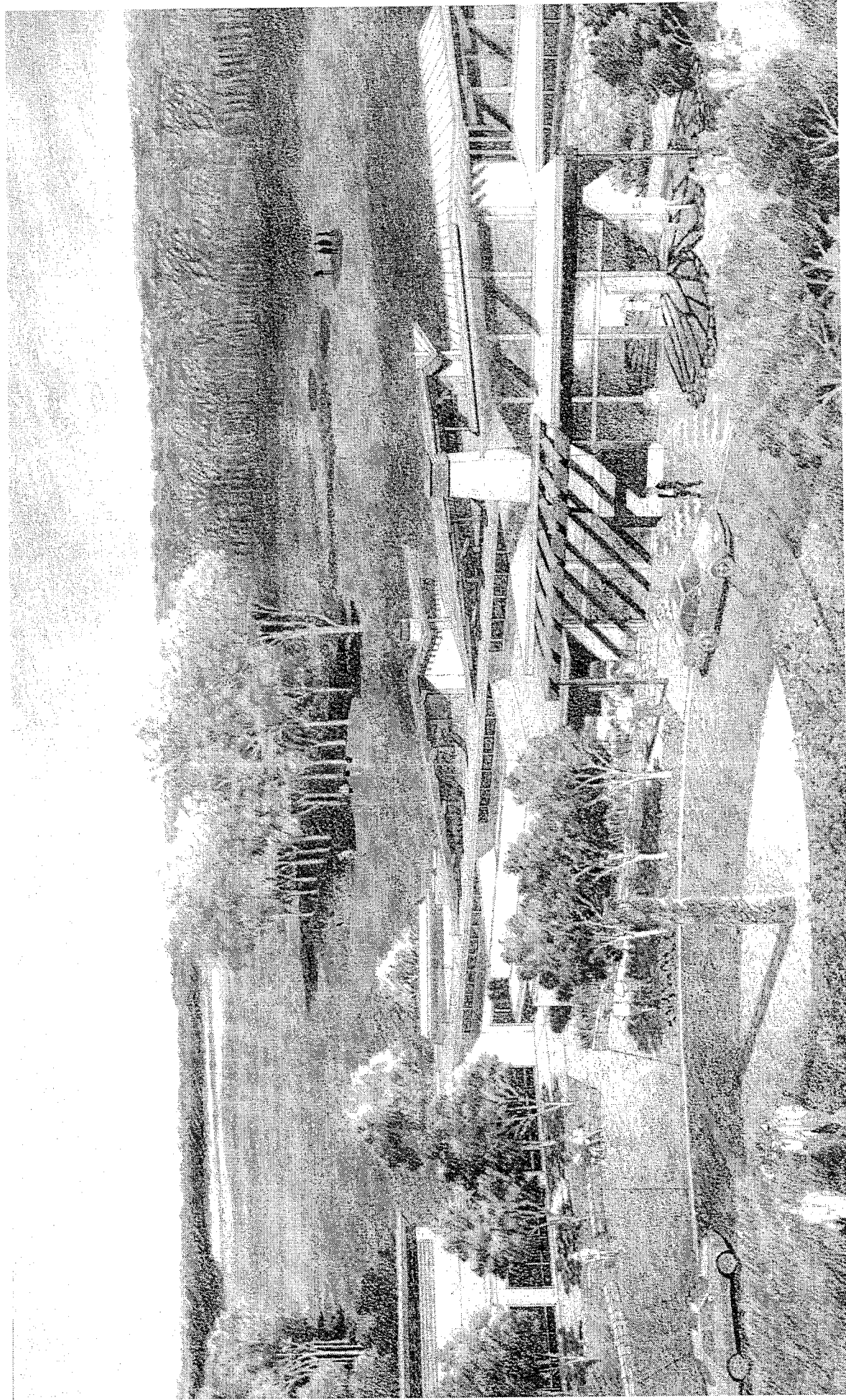
**Permit Validity and Compliance**

19. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

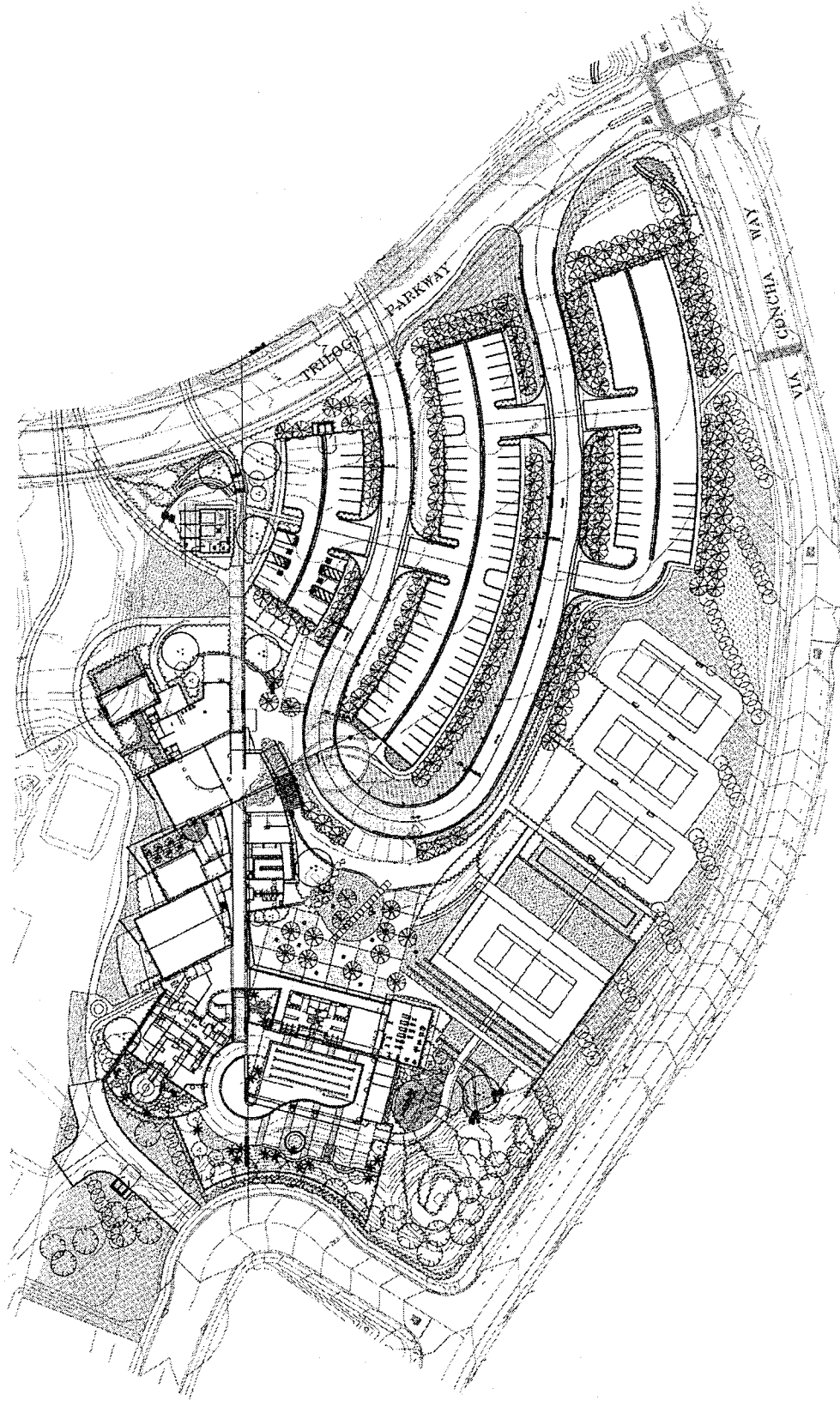
20. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.







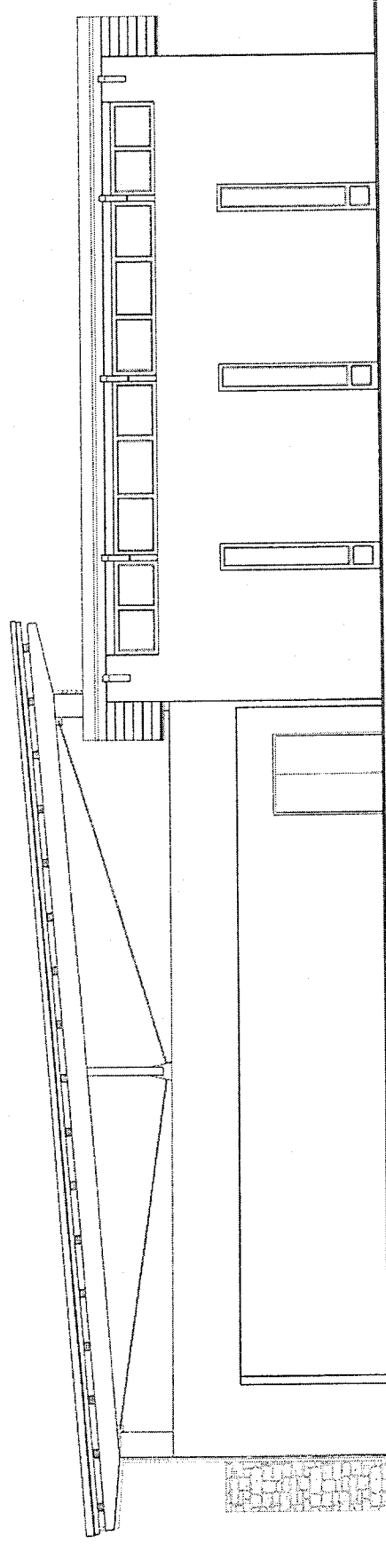
DRC2004-00263 - Building Rendering



TRIOLOGY CENTRAL COAST  
COMMUNITY CLUB SITE PLAN

SHEA HOMES  
MAY 31, 2005

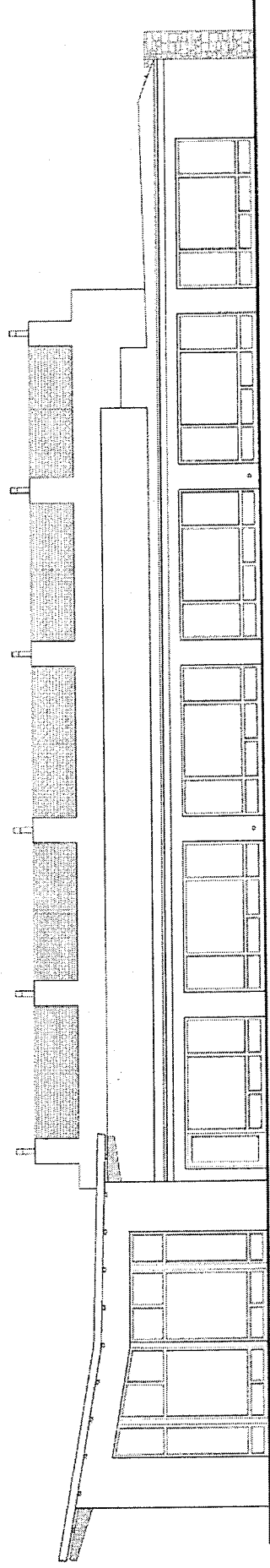
DRC2004-00263 - SITE PLAN



2 PARTIAL SOUTH ELEVATION

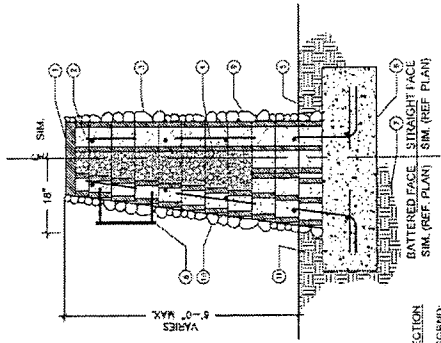
FITNESS / POOL AREA

DRC2004-00263 - South Elevation



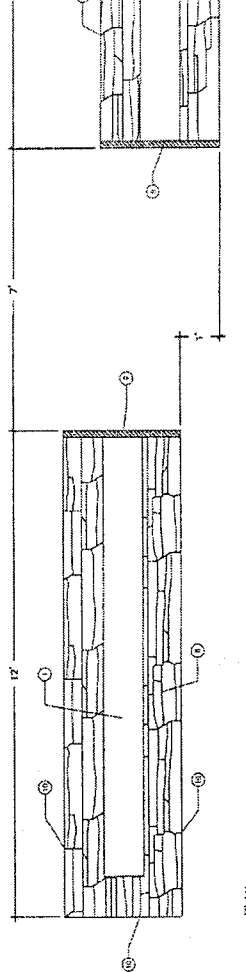
1 PARTIAL EAST ELEVATION  
FITNESS

DRC2004-00263 - Partial East Elevation

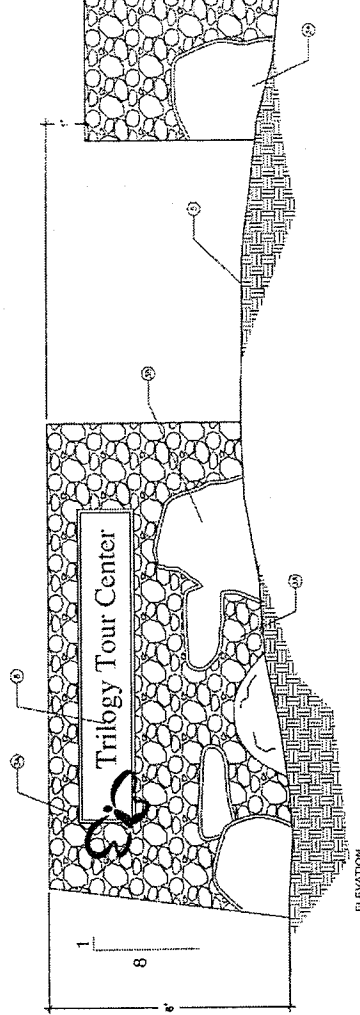


SECTION

- LEGEND:
1. PRECAST CONCRETE CAP, SLOPE TO DRAIN BACK SIDE TYP.
  2. CONCRETE BLOCK STAGGERED ALONG EACH COURSE - FULLY FILLED
  3. STONE VENEER
  - 3A. MATCHING ARCHITECTURAL STONE WORK
  - 3B. STONE TO BE DETERMINED
  4. FILL VOID WITH RUBBLE
  5. FINISHED GRADE - SEE PLAN
  6. BLOCK WITH CONCRETE FOOTING - SEE STRUCTURAL
  7. COMPACTED SUBGRADE PER SOILS REPORT
  8. SIGN
  9. DIMENSION TEXT AND LOGO TO BE DETERMINED
  10. SUBMIT SHOP DRAWING FOR APPROVAL
  11. STRAIGHT FACE (ON TWIN ENTRY MONUMENT ONLY) - SEE PLAN AND ELEVATION
  12. BATTER ALL FOUR SIDES FOR SINGLE SIGN WALLS
  13. SEE DETAIL 1, SHEET L-2 FOR LIGHT WELL



PLAN

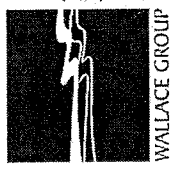


ELEVATION

JOB No. : 0615-001  
 DRAWING : XXX  
 DRAWN BY: BEM  
 DATE : XXX  
 SCALE : 1/4" = 1'-0"

**TRILOGY CENTRAL COAST**  
**TOUR CENTER ENTRY SIGNAGE**  
**SHEA HOMES**  
 NIPOMO, CA

4115 BROAD STREET, SUITE D-5  
 SAN LUIS OBISPO, CA 93401  
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**DRC2004-00263 - Monument Sign**



VAL POST & PANEL

DRC2004-00263 - Directional Signs